



## CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Public Hearing to Consider the Planning Commission's Recommendation for a General Plan Amendment Which Consists of the Following:

1. Request of J. Jeffrey Kirst to redesignate the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (Hwy 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, and O, Office to LDR, Low Density Residential and O, Office; and
2. Request of Ronald B. Thomas, et al to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential.

**MEETING DATE:** June 16, 1993

**PREPARED BY:** Community Development Director

**RECOMMENDED ACTION:** That the City Council conduct a Public Hearing to consider the Planning Commission's recommendation for a General Plan Amendment which consists of the following:

1. request of J. Jeffrey Kirst to redesignate the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (Hwy 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, and O, Office to LDR, Low Density Residential and O, Office; and
2. request of Ronald B. Thomas, et al to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;

**BACKGROUND INFORMATION:** Both of the requests are the first step toward annexation and are in conformance with the General Plan as adopted by the City Council on June 12, 1993. The PR, Planned Residential designation was put in the plan to provide the Planning Commission and City Council with a means to review each development project at the earliest possible stage. The LDR designation is for single-family densities.

The Kirst or Helmle project consists of an office-institutional designation along Kettleman Lane which can be constructed at any time. The remainder of those properties are in Phase II of residential development which does not occur until 1995 and later.

APPROVED: \_\_\_\_\_

THOMAS A. PETERSON  
City Manager



CC-1

CCCD93.29/TXTD.01C

Public Hearing to Consider the Requests of J. Jeffrey Kirst  
and Ronald B. Thomas for a General Plan Amendment  
June 16, 1993  
Page two

The Thomas or Richards Ranch project is in Phase I of residential development and could compete for allocations this year. It should be noted that the development plan shows an elementary school and neighborhood park. The school site has been requested by Lodi Unified School District and the park site conforms to the Parks Master Plan being considered by the City Council.

FUNDING: None Required.

  
James B. Schroeder  
Community Development Director

JBS/cg

Attachments

CITY COUNCIL

PHILLIP A. PENNINO, Mayor  
JACK A. SIEGLOCK  
Mayor Pro Tempore  
RAY G. DAVENPORT  
STEPHEN J. MANN  
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
FAX (209) 333-6795

THOMAS A. PETERSON  
City Manager

JENNIFER M. PERRIN  
City Clerk

BOB McNATT  
City Attorney

April 13, 1993

Mr. J. Jeffrey Kirst  
c/o FCF Development Associates  
P.O. Box 1259  
Woodbridge, CA 95258

Dear Jeff:

RE: Helmle Addition  
General Plan Amendment  
Prezoning  
Negative Declaration

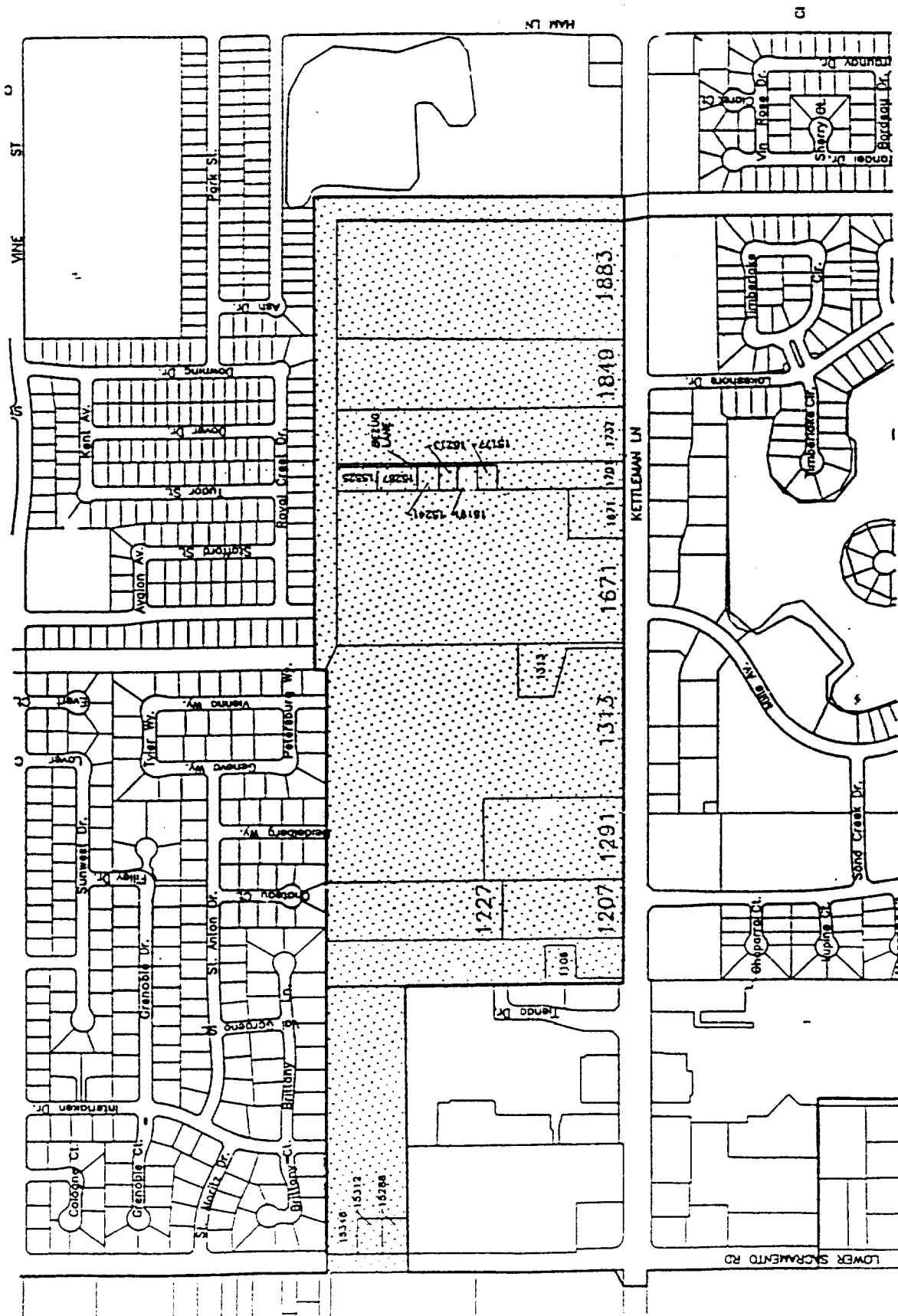
At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of J. Jeffrey Kirst:

1. for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O, Office;
2. to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the City Council's public hearing on these requests.

Sincerely,

  
JAMES B. SCHROEDER  
Community Development Director



Excerpts from Planning Commission Minutes of April 12, 1993

The next public hearing was the request of J. Jeffrey Kirst for a General Plan amendment to (1) redesignate the parcels located within the area bounded by the Woodbridge Irrigation District canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, and O, Office, to LDR, Low Density Residential, and O, Office; (2) to prezone the same parcels to R-2, Single-Family Residential and R-C-P, Residential- Commercial- Professional; and (3) to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Community Development Director Schroeder introduced this matter to the Planning Commission. Mr. Schroeder explained that the project area is an island of the county that is almost totally surrounded by the City. For that reason, when the applicant requested annexation of his property to the City, it was decided that the entire area between Lower Sacramento Road and the Woodbridge Irrigation District canal would all have to be annexed to the City at one time. Mr. Schroeder explained that he was recommending one change from the proposed rezoning request instead of designating the entire residential area as R-2, he recommended that the strip of land immediately south of the Sunwest Subdivision be zoned R-1, requiring lot sizes of 6500 square feet which would be more consistent with the larger lots in the Sunwest Subdivision. He felt that a strip approximately 300 feet in depth would be sufficient. The remainder of the area would be zoned R-2, a single-family zone that allows smaller lot sizes. The 300 foot strip adjacent to Kettleman Lane would be given a zoning of R-C-P, Residential-Commercial-Professional.

Commissioner Griffith asked if the City has an exclusive office zone, one that permits only office uses. Mr. Schroeder stated that the closest zoning would be the R-C-P zoning, primarily an office and professional zoning but it allows certain types of residential uses. Commissioner Griffith asked if this would include residential or apartment uses. Mr. Schroeder indicated that these types of uses are permitted in the R-C-P zone to a density not to exceed 10 units per acre.

Chairman Mindt then opened the public hearing to the audience and asked if anyone wished to speak on this matter. The first speaker was Jeff Kirst. Mr. Kirst stated that he had signed an agreement with Lodi Unified School District for his property, agreeing to pay the required school impact fees. He stated that he was not sure about the other properties, although he felt some of the other property owners were also in the process of entering into agreements with the school district. He stated he did not oppose the requirement of R-1 zoning adjacent to the Sunwest Subdivision. He did, however, request some flexibility on the requirement for a 300 foot width for the R-1 zoning. He stated that the actual width may be plus or minus 25 feet depending on the final layout of the lots and the street width. He anticipated that there would be two rows of lots with a center street, but he wasn't sure of the exact dimension that would be required. The Commission agreed to allow some flexibility in that dimension.

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The Commission asked Mr. Kirst if he plans to have residential uses within the portion of R-C-P zoning on his property. He stated he has no plans for residential uses at present.

The next speaker was Darrell Sasaki, 1806 West Kettleman Lane, Lodi. Mr. Sasaki stated he represents two properties located at the east end of the subject area. He stated that the property owners he represents are in favor of the proposal and are willing to sign agreements with Lodi Unified School District.

The next speaker was Joe Handel. Mr. Handel stated that he owns property adjacent to the existing Nazerine Church. He is in favor of the proposal and added they are planning to put a retirement facility on their portion of the property adjacent to Kettleman Lane.

The final speaker was Mamie Starr, Lodi Unified School District. Ms. Starr explained that the school district has been in contact with most of the property owners in the subject area and was attempting to obtain funding agreements with the property owners. She noted that because of the number of different property owners, the process was taking longer than normal. She hoped, however, to have signed agreements with all the property owners prior to the matter being reviewed by the City Council.

Following the public hearing, the Planning Commission took the following actions. On a motion by Commissioner Rasmussen and a second by Commissioner Griffith, the Planning Commission, on a 4-0 vote, approved the certification of a negative declaration by the Community Development Director as adequate environmental documentation on the proposed project. Next, on a motion by Commissioner Rasmussen and a second by Commissioner Griffith, approved the request for a General Plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, and O, Office, to LDR, Low Density Residential, and O, Office and to prezone the same parcels in the following manner: a 300 foot+/- strip immediately south of the Sunwest Subdivision to R-1, Residential, Single-Family. The remainder of the residential area to be prezoned R-2, Residential, Single Family and the 300 foot strip adjacent to Kettleman Lane to be prezoned R-C-P, Residential- Commercial- Professional. The motion was approved on a 4-0 vote.

CITY COUNCIL

PHILLIP A. PENNINO, Mayor  
JACK A. SIEGLOCK  
Mayor Pro Tempore  
RAY C. DAVENPORT  
STEPHEN J. MANN  
JOHN R. (Randy) SNIDER

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CITY HALL, 221 WEST PINE STREET  
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LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
FAX (209) 333-6795

THOMAS A. PETERSON  
City Manager  
JENNIFER M. PERRIN  
City Clerk  
BOB McNATT  
City Attorney

April 14, 1993

Mr. Ronald B. Thomas  
c/o Richards Ranch Partnership  
P.O. Box 1598  
Lodi, CA 95241-1598

Dear Ron:

RE: Richards Ranch  
General Plan Amendment  
Prezoning  
Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of Ronald B. Thomas, et al:

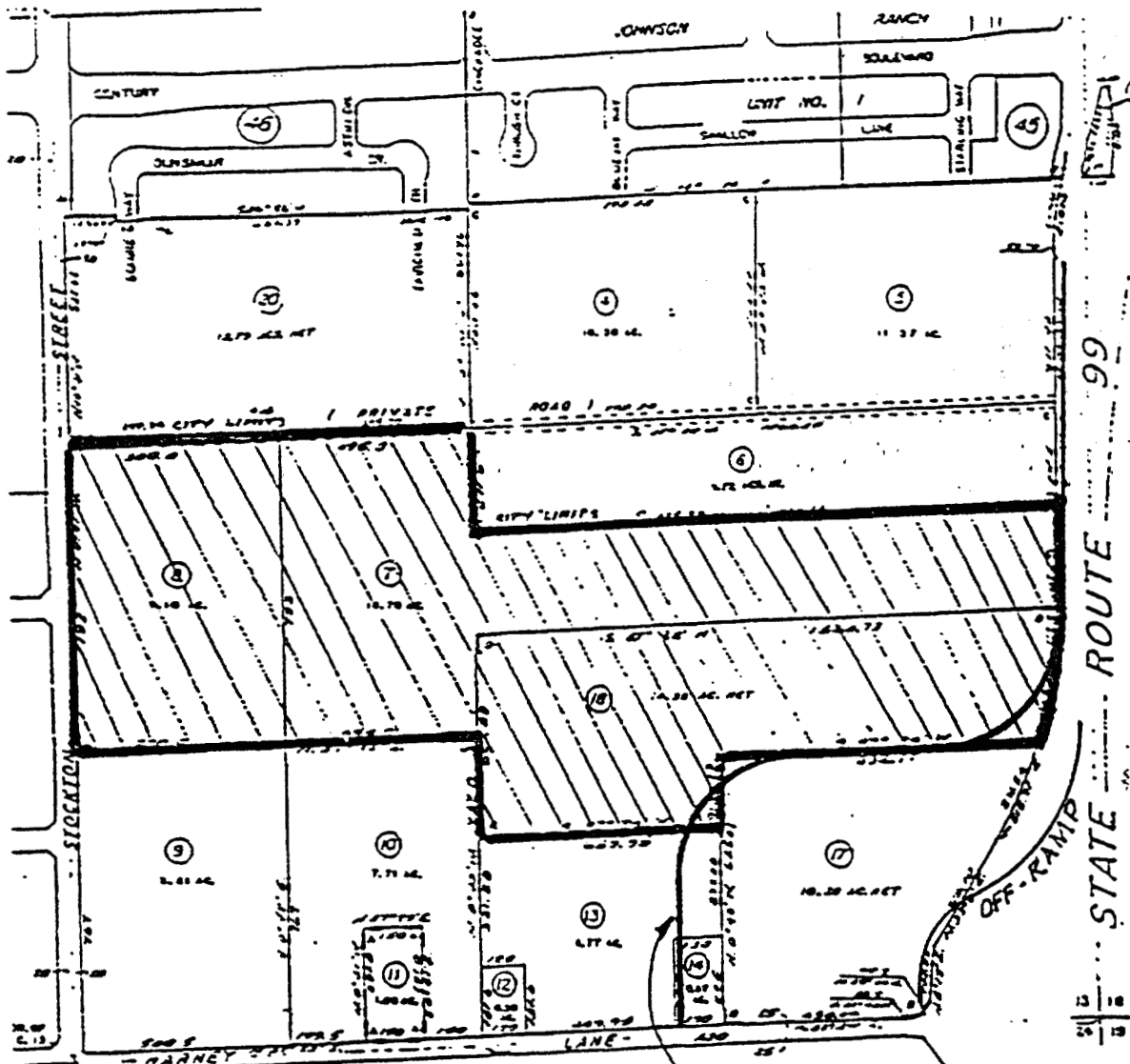
1. for a general plan amendment to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
2. to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential; and
3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the Council's public hearing on these requests.

Sincerely,

  
JAMES B. SCHROEDER  
Community Development Director

cc: City Clerk  
Laura E. Bainbridge, Attorney at Law



Bk  
056

NOTE - Assessors Parcel Numbers Shown in Circles

LAYOUT LINE FOR PROPOSED  
FRONTAGE ROAD.



Richard's Ranch Addition  
General Plan Amendment  
Prezone & Neg. Dec.  
GPALU-93-02  
Z-93-04  
ND-93-05  
04-12-93



Excerpts from Planning Commission Minutes of April 12, 1993

Chairman Mindt declared that now was the time and place for the public hearing on the requests of Ronald B. Thomas et al (1) for a General Plan Amendment to redesignate the parcels at 13737 North Cherokee Lane, 2250 South Stockton Street and 13845 North Cherokee Lane from Planned Residential to Low Density Residential; (2) to prezone the same parcels R-2, Single-Family Residential; and (3) to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Community Development Director Schroeder introduced this matter for the Planning Commission. Mr. Schroeder explained that the proposed development is consistent with the previously approved subdivisions in the area. The applicants are requesting approval of the General Plan Amendment and Prezoning so they may begin annexation procedures to bring the three properties into the City. Once the properties are annexed to the City the applicants will be required to return to the Planning Commission with a more specific development plan for their approval.

Chairman Mindt opened the public hearing for comments from the public. The first speaker was Lowell Flemmer, 558 Riverside Drive, Woodbridge. Mr. Flemmer stated that he represents the Richards Ranch property but was also speaking for the Gallegos and Beckman properties. He felt the proposal is a good project, consistent with the surrounding area. He noted that the project includes both a school site, as requested by the Lodi Unified School District, and a park site, as requested by the City of Lodi. The map before the Planning Commission was somewhat tentative since neither the school district nor the City of Lodi have made final commitments to the location or configuration of the proposed school and park. He hoped these matters would be worked out prior to returning to the Planning Commission with a specific development plan.

Commissioner Griffith asked about the possibility of inclusionary or affordable housing within this project. Mr. Flemmer stated that they are attempting to make the housing as affordable as possible. However, as planned, the project would contain only single-family lots.

The next speaker was Jeff Kirst, 18826 North Lower Sacramento Road, Woodbridge. Mr. Kirst explained that the applicants had been in negotiation with the Lodi Unified School District. The plan shows a school site which will be offered to Lodi Unified School District. If the district does not want or need the school site, the land will be converted to single-family home sites. He stated that they are in the process of signing an agreement for school fees with the school district.

The next speaker was Mamie Starr of the Lodi Unified School District. Ms. Starr stated that the school district is neither opposed nor in favor of the project. The school district's only request was that the approval of the project be conditioned upon the property owners signing

written agreements with the school district for the payment of the appropriate school impaction fees.

Following the hearing on this project, the Commission took the following actions. On a motion by Commissioner Griffith and a second by Commissioner Rasmussen, the Planning Commission, on a 4-0 vote, approved the certification of the negative declaration as adequate environmental documentation on this project.

Next, on a motion by Commissioner Rasmussen and a second by Commissioner Griffith, the Planning Commission, on a 4-0 vote, approved the General Plan amendment request to redesignate the parcels at 13737 North Cherokee Lane, 2250 South Stockton Street and 13845 North Cherokee Lane from PR, Planned Residential, to Low Density Residential and to prezone the same parcels to R-2, Single-Family Residential.

DECLARATION OF MAILING


On June 3, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

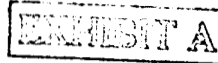
There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 3, 1993, at Lodi, California.

\_\_\_\_\_  
Jennifer M. Perrin  
City Clerk

  
\_\_\_\_\_  
Peggy Nicolini  
Deputy City Clerk



NOTICE OF CONTINUED PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 16, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Continued Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of J. Jeffrey Kirst:
  1. for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O, Office;
  2. to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
  3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.


If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: June 2, 1993

By Order of the Lodi City Council

  
Jennifer M. Perrin  
City Clerk

Approved as to form:

  
Bobby W. McNatt  
City Attorney

EA NLE

EXHIBIT B

PUBLIC HEARING LIST

Page 1 of 6

MAILING LIST FORD	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
027-040-10	Tom & Terry Klein	15312 N LWR Sacramento Rd	Lodi CA	95342
-11	Phyllis J. Viananas	15258 N LWR Sacramento Rd	San Francisco	94110
-12	Adrian & Elia Valentine	22 Powers Ave	Ashley ND	58413
-16	Gordon B. Koget Inc.	Box 286	Lodi	95342
-17	First Nazarene Church	1207 E Hwy 12		
-32	Melvin O & E A Helms	1313 E Hwy 12		
-63	Michael H. Chete et al	1826 W Kellenman Ln Suite D		
-64	F&F Development Assoc Appeal	130 N Pleasant	Modesto CA	95342
-65	Ronald D. Dunscombe et al	90 Harvey Hillier 412 Riveria Vista	Lodi	95342
-66	Phyllis L F. Dunscombe Est.	1105 E Hwy 12		
-250-01	E. Paul & P. M. Rosich	535 S Edinmont #114		
-02	Boyd & Ingeburg Belanger	2372 Brittany Ln		
-03	Geoff & Janet Spinner	2368 "	Lodi	
-04	Cecil & Janet Dillon	PO Box 2180		
-26	Wendy & Susan Hummel	2352 Brittany Ln		
-29	Richard H & G. Fritz	2344 "		
-27	Bruce & Cindi Campora	2336 "		
-08	Tam & Jodie Snyder	2328 "		
-09	R. Bill & B. Rankin Trs.	2320 "		
-10	Roger & L. Vincent Trs.	2319 "		
-11	David R & Donna Agrens	2327 "		
-12	Thomas E. Parker	2335 "	Stockton	95207
-13	Joseph & Marie Barkett	87 W March Ln Ste 2		
-14	George Jr & P. Kishida	2351 Brittany Ln		
-15	R. M. Blincoe & M. G. Coats	2359 "		
-16	Ray & Pauline Bober	2367		
-30	A. Fred & Cammy Baker	317 W Lodi Ave		
-330-01	James H. Kishida Tr.	2410 Brittany Ct		
-02	Douglas J. & J. M. Truinger	2418 "		
-03	Chris & Loretta Keszler	317 W Lodi Ave		
-04	"	"		
-05	Theodore & K. Z. Pantaris	2438 Brittany Ct		
-06	Chris R. Keszler et al	517 W Lodi		
-07	Ralph H. & Linda Vasun	PO Box 2262		
-08	Alex & Kalliope Nicolaou	2437 Brittany Ct		
-09	Aurelio Anagnostis	1219 Interlaken		
-10	E. A. & Connie Gooden	1833 Robin Lane		

PUBLIC HEARING LIST

Page 2 of 6

MAILING LIST FOR			
MAIL #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE ZIP
027-026-34	Donald S & K B Torres	110 Chateau Ct	601
-35	Stephen Y & JG Richards	118 "	95342
-36	Wicki L Parker	908 Rindville Dr	95340
-37	Steven & Carmen Ramirez	1134 Chateau Ct	
-38	John & Deborah Demishur	1143 "	
-39	Richard & ST Vanaris	1133 "	
-40	R Bill Ivankin & B Tis	2320 Rindville Ln	
-41	John & Maria A Fitzgerald	1117 Chateau Ct	
-42	Caroleen & Kathy MacCallin	1109 "	
-01	Steve S & Kathy Cho	1115 Heidelberg Way	
-02	Chris & Laveta Keszler	317 W Lodi Ave	
-03	Daniese & Deborah Brownbach	915 Rindville Dr	
-04	Chris & Laveta Keszler		
-05	"		
-06	"		
-07	Wicki Fitzhugh	1901 Century Place	95300
-08	Chris & Laveta Keszler		
-10	Robert & D Dais et al	317 W Lodi Ave	
-11	Chris & Laveta Keszler	2413 Corbin Lane	95344
-12	"		
-13	"		
-14	Larry & Lanell Escalante		
-15	Chris & Laveta Keszler	2034 Telegraph Way	
-16	"		
-17	"		
-18	"		
-19	Kids N Robinson		
-20	Chris & Laveta Keszler	2449 Royal Oaks Ct	95340-0551
-21	"		
-24	Woodbridge Engineering District	1877 N Lur Sacramento Rd	95356
-25	"		
-27	Wm J & M Tomic	481 F Taylor	95342
-28	Arthur Katsikis et al	18341 Sheldon Rd	95341
-29	Agnes & BH Zavis	645 F Taylor Rd	601
-30	Ray T & Terri S Katsikis	15431 W Lodi Ave	601
-31	Arthur Katsikis et al	10341 Sheldon Rd	601
-32	Donald S & K B Torres	110 Chateau Ct	601
-33	Stephen Y & JG Richards	118 "	601
-34	Wicki L Parker	908 Rindville Dr	601
-35	Steven & Carmen Ramirez	1134 Chateau Ct	601
-36	John & Deborah Demishur	1143 "	601
-37	Richard & ST Vanaris	1133 "	601
-38	R Bill Ivankin & B Tis	2320 Rindville Ln	601
-39	John & Maria A Fitzgerald	1117 Chateau Ct	601
-40	Caroleen & Kathy MacCallin	1109 "	601
-41	Steve S & Kathy Cho	1115 Heidelberg Way	601
-42	Chris & Laveta Keszler	317 W Lodi Ave	601
-43	Daniese & Deborah Brownbach	915 Rindville Dr	601
-44	Chris & Laveta Keszler		601
-45	"		601
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-47	Wicki Fitzhugh	1901 Century Place	601
-48	Chris & Laveta Keszler		601
-49	Robert & D Dais et al	317 W Lodi Ave	601
-50	Chris & Laveta Keszler	2413 Corbin Lane	601
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FILE #

# PUBLIC HEARING LIST

Page 3 of 5

MAILING LIST FOR: HELMLE ADDITION		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
031-040-07	Dr B Kellerman Partners Ltd.	1440 S Mills Ave 1802 W Kellenburg	Lodi	95343
-08	Gloria H Berry et al	1849 E Hwy 12		
-10	Mazen H & H Yabdim	2415 W Vine St.		
-12	Fred H Cagloss	15241 Bezuga	Galt	95632
-14	Armington A & E Rafael	75 Reiser Dr.	Lodi	95341
-15	Joe P & B Battaglia	20308 47	Alameda	94501
-09	Orko Nakamura	2985 Northwood Dr.		
-11	Fred & L Yankee	15287 N Bezuga Ln		
-13	John M & M Battaglia	15243 N Bezuga Ln		
-16	John & AV Bezuga	1701 E Hwy 72	Lodi	
-19	Shiraye Tsurucka et al	1671 E Hwy 12		
-20	"	"		
-18	Woodbridge Irrigation District	18777 N LWR Sacramento Rd	Woodbridge	95356
-03	City of Lodi			
-04	"			
-030 -13	Emil & AS Rausser	112 Stafford St	Lodi	
-04	Gerard & CL Grauman	1815 Royal Crest Dr.		95342
-15	Norman & Vivian Wilson	1911 Royal Crest Dr.		
-16	Pedro & Nancy Enfinger	1111 Stafford St		
-29	"			
-30	Candy Cervantes	1118 S Mills Ave		
-31	Mazen & Haifa Mardini	2415 W Vine St 100		
-32	Faisal & H Sublhan	1906 Royal Crest Dr.		
-33	James H & OE Jones	1912 Royal Crest Dr.		
-34	Ray W & Dana S Johnson	1132 S Mills Ave		
-35	Leiland R. Kanneret Jr	1133 S Mills		
-36	Ronald D & L J Walliv	1127 S Mills		
-37	Floyd E & AT Weaver	1131 S Mills		
-38	James Jr & JD Huffman	115 S Mills		
-39	Richard J & JL Bristow	1127 S Mills		
-35-04	Liquel A & Malicruz Diaz	1122 Downing		
-05	LeRoy A & CE Seibel	1128 Downing		
-06	Ka Erel T & MT Gutierrez	1134 "		
-07	Charles L & SL Wagner	1602 Royal Crest Dr.		
-18	Joe E & Emma C Padiquez	1608 Royal Crest		
-09	Eddie W & AC Hagle	1614 "		
-10	Frank A & K Marcuso	1620 "		

PUBLIC HEARING LIST

Page 4

MAILING LIST FOR: Helene H. H. H.		FILE #	
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE ZIP
081-355-11	Nicholas Carol Blahna	1636 Royal Crest Dr.	Lead 95342
-12	Robert L & H. H. Shepard	26695 N. Rite Rd	Acampo 95320
-13	Nick - J. Fernman	1766 W. Royal Crest Dr.	Lead 95342
-14	Martin G. J. Ruesada	1712	Lead 95342
-15	Clarence St. T. Ruesada	1718	
-16	Gary W. S. H. Ricci	1800	
-17	Nick H. Cedarhoff	1810	
-18	James R. B. T. Fick	1812	
-19	James R. B. T. Fick	1812	
-20	James R. B. T. Fick	1812	
-21	James R. B. T. Fick	1812	
-22	James R. B. T. Fick	1812	
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-36	James R. B. T. Fick	1812	
-37	James R. B. T. Fick	1812	
-38	James R. B. T. Fick	1812	
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-52	James R. B. T. Fick	1812	
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-67	James R. B. T. Fick	1812	
-68	James R. B. T. Fick	1812	
-69	James R. B. T. Fick	1812	
-70	James R. B. T. Fick	1812	
-71	James R. B. T. Fick	1812	
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-85	James R. B. T. Fick	1812	
-86	James R. B. T. Fick	1812	
-87	James R. B. T. Fick	1812	
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-94	James R. B. T. Fick	1812	
-95	James R. B. T. Fick	1812	
-96	James R. B. T. Fick	1812	
-97	James R. B. T. Fick	1812	
-98	James R. B. T. Fick	1812	
-99	James R. B. T. Fick	1812	
-100	James R. B. T. Fick	1812	

PUBLIC HEARING LIST

Page 5

MAILING LIST FOR: A/E/W/K Addition				FILE #	
APR	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP	
058-160-25	Taj & Shakila Khan	112 Rivergate Dr.	Lodi CA	95340	
-85	"	"	"		
-84	Gyanmurti Eng Inc. et al	1430 S. Main Lane	"	95342	
-78	Joseph D. Michael	P.O. Box 1570	"	95341	
-83	Garcia & Wright et al	P.O. Box 416	"		
-52	Kettlemann II LP	3613 Ham Lane Ste A	"	95343	
-51	"	"	"		
-52	"	"	"		
-46	"	"	"		
-45	"	"	"		
-39	Angelo Angellis	2437 Balthany Ct	"		
-53	City of Lodi	"	"		
-380-14	Lafay & LaRosen et al	420 Alvin St	Stockton	95240	
-380-01	Feather Ranch Investments	4568 Feather River	Stockton	95207	
-01	Choy & Ebert et al	9430 E Feather Rd	Stockton	95207	
-13	Shiu-Kay & Wai Ming	1326 W Kettlemann Lane	Lodi	95242	
-04	Feather Ranch Investments I	4568 Feather River	Stockton	95207	
-07	M.C.F.H. Corporation	1820 W Kettlemann Ln	Lodi	95242	
-350-01	TR Properties Inc	4568 Feather River	Stockton	95245	
-02	"	"	"		
-03	"	"	"		
-04	Feather Ranch Investments	"	"		
-05	Cecilia J. Dillon et al	1820 W Kettlemann Lane	Lodi	95242	
-06	"	"	"		
-07	"	"	"		
-390-01	Sheldon L. Rieger et al	1816 W Kettlemann Ln #A	"		
-02	The Wei & Jinx Tan	"	"		
-03	Philip & Linda Aboldt	"	"		
-04	Shelton L. Rieger	"	"		
-65	Kaymurd & Gay Cuervo	535 E Riverside Dr.	Wendland	95358	
-06	"	"	"		
-01	Duffin Leasing Co.	P.O. Box 338	Wendland CA	94571	
-02	Lakeside RVs Center Ltd	1806 W Kettlemann Ln #B	Lodi CA	95242	
-03	Kitty & Sharon Stogdiland	1806 W Kettlemann Ln #C	"		
-04	David & Michael Nisklik	"	"		

PUBLIC HEARING LIST

Page 6.

MAILING LIST FOR		McNile Attilio		FILE #	
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP	
058-40-05	MaGene Gaudin	541 S Hall Lane	Los Angeles	90043	
-06	Dennis B & Lina Burns	2822 Chavney Dr.	Stockton	95209	
-07	Butterfield & Co et al	P.O. Box 338	Alameda CA	94571	
-08	CSB Development Inc	1806 W Kettleman Ln	Los Angeles	90048	
-09	D & B Sosa Investments	1806 W Kettleman Ln #H	"	"	
-10	"	"	"	"	
-11	Raymond H & Jt Co Ltd	5219 Hollis Ln	"	"	
-12	Wichon & Hacia Land	1806 W Kettleman Ln #K	"	"	
-13	Hedge & Co Builders	1519 Kettleman	"	"	
070-02	William Loring Pp	2754 Country Club Ct	Stockton	95204	
-03	"	"	"	"	
-140-32	Los Angeles City	1140 San Vicente Ste. 202	Los Angeles	90049	
-33	Daniel M & Judy Lewis	354 S W R Sacramento	Los Angeles	90043	
-34	Los Angeles City	1140 San Vicente	"	"	
-35	WMAHART SITES INC	7015 Wilshire Blvd	Brentwood CA	90049	
037-040-14	Marjorie J Hughes	3315 W Kettleman Lane	Los Angeles	90043	
-29	Target Sites	P.O. Box 1392	Minneapolis MN	55440	
-30	A & P. Andrews	2449 W Kettleman Lane	Los Angeles	90043	
	J Jeffrey Kinst	P.O. Box 1259	Woodbridge	95058	

DECLARATION OF MAILING

On June 3, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 3, 1993, at Lodi, California.

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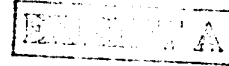
Jennifer M. Perrin  
City Clerk



---

Peggy Nicolini  
Deputy City Clerk

DEC#01/TXTA.FRM



NOTICE OF CONTINUED PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 16, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Continued Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of Ronald B. Thomas, et al:
  1. for a general plan amendment to redesignate the parcels 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
  2. to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential; and
  3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: June 2, 1993

By Order of the Lodi City Council

  
Jennifer M. Perrin  
City Clerk

Approved as to form:

  
Bobby W. McNatt  
City Attorney

NOTICE05/TXTA.02J

Konrad Michals

## PUBLIC F RING LIST

ERICHARD

MAILING LIST FOLIO: RICHARDS RANCH ADDITION		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
062-290-01	Georgia Perlegas et al	13845 N Hwy 99	Lodi CA	95240
-08	WIT + DE Eckman et al	107 Al Avenida Ave.	"	"
-18	Richards Ranch Ltd Pte	PO Box 1598	"	95241
-04	John + K Verrier et al	2707 E Fremont #5	Stockton	95205
-05	Keizo + M Cotts Okuhara	4462 E Woodbridge Rd	Acampo	95226
-06	John + K Verrier et al			
-09	Angeles S Rahises	9949 Fernwood	Stockton CA	95212
-10	Leonard + D Gibson Trs	3921 E Hatley Lane	Lodi	95240
-11	Walter + JM Thayer	3933 E Hatley Lane	"	"
-13	Donald + M Miller Trs	4071 E Hatley Lane	"	"
-13	"	"	"	"
-14	A + L Reilich Life Estate	4219 E Hatley Lane	"	"
-17	Kobeta Neuschaefer Tr et al	13669 N Cherokee Lane	Lodi	"
-280-02	City of Lodi			
-410-01	D + P Wallers Trs. et al	PO Box 3060	Lodi	95241
-02	Gary + P Koepplin Trs	1919 S. Stockton St.	"	95240
-09	Tim D Simpson et al	2045 S Stockton St	"	"
-10	Manciano + B Del Castillo	PO Box 62	Woodbridge	95258
-15	Lodi Development Inc	PO Box 1237	Lodi	95241
-16	Michael R Haas et al	116 Koni Ct.	"	95240
-17	Daniel G + Amy Fritz	177 River Meadows Dr	"	95243
-18	Anastasios + E Pappous	5395 Entrada Clinis	San Jose	95123
061-040-01	Cherokee Memorial Park	PO Box 1060		
-030-30	"	"		
-31	"	"		
-45	"	"		

EXHIBIT 15

7

ORDINANCE NO. 1578

AN ORDINANCE OF THE LODI CITY COUNCIL  
AMENDING THE LAND USE ELEMENT OF THE LODI GENERAL PLAN BY  
REDESIGNATING THE PARCELS LOCATED WITHIN THE AREA BOUNDED BY  
THE WOODBRIDGE IRRIGATION CANAL ON THE NORTH AND EAST, WEST  
KETTLEMAN LANE (HIGHWAY 12) ON THE SOUTH, AND LOWER SACRAMENTO ROAD  
ON THE WEST (APN'S 027-040-10, 11, 12, 16, 17, 32, 63, 64, 65, 66  
and APN'S 031-040-07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19 and 20)  
FROM PR, PLANNED RESIDENTIAL, AND O, OFFICE TO LDR, LOW DENSITY  
RESIDENTIAL AND O, OFFICE; AND REDESIGNATING THE PARCELS  
LOCATED AT 13737 N. CHEROKEE LANE (APN 062-290-18), 2250 SOUTH STOCKTON  
STREET (APN 062-290-08), AND 13845 NORTH CHEROKEE LANE (APN 062-290-07)  
FROM PR, PLANNED RESIDENTIAL TO LDR, LOW DENSITY RESIDENTIAL

=====

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Land Use Element of the Lodi General Plan is hereby  
amended by redesignating the parcels located within the area bounded by  
the Woodbridge Irrigation Canal on the north and east, West Kettleman  
Lane (Highway 12) on the south, and Lower Sacramento Road on the west  
(APN'S 027-040-10, 11, 12, 16, 17, 32, 63, 64, 65, 66 and APN'S  
031-040-07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19 and 20) from PR,  
Planned Residential, and O, Office to LDR, Low Density Residential and  
O, Office, as shown on the Vicinity Map, on file in the office of the  
Lodi City Clerk.

SECTION 2. The Land Use Element of the Lodi General Plan is hereby  
amended by redesignating the parcels located at 13737 N. Cherokee Lane  
(APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and  
13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential  
to LDR, Low Density Residential, as shown on the Vicinity Map, on file  
in the office of the Lodi City Clerk.

SECTION 3. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 4. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this \_\_\_\_ day of \_\_\_\_\_, 1993

\_\_\_\_\_  
PHILLIP A. PENNINO  
Mayor

Attest:

JENNIFER M. PERRIN  
City Clerk

State of California  
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1578 was introduced at a regular meeting of the City Council of the City of Lodi held June 16, 1993 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held \_\_\_\_\_ by the following vote:

Ayes:	Council Members -
Noes:	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. 1578 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN  
City Clerk

Approved as to Form

BOBBY W. McNATT  
City Attorney

ORD1578/XTA.01V



## CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Public Hearing to Consider the Planning Commission's Recommendation to Approve the Request of J. Jeffrey Kirst to Prezone the Parcels Within the Area Bounded by the Woodbridge Irrigation District Canal on the North and East; Kettleman Lane (State Route 12) on the South and Lower Sacramento Road on the West to R-1, Single-Family Residential, R-2, Single-Family Residential and R-C-P, Residential-Commercial-Professional

**MEETING DATE:** June 16, 1993

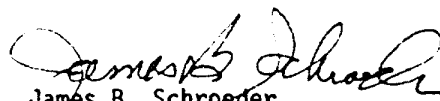
**PREPARED BY:** Community Development Director

**RECOMMENDED ACTION:** that the City Council conduct a Public Hearing to consider the Planning Commission's recommendation to approve the request of J. Jeffrey Kirst to prezone the parcels within the area bounded by the Woodbridge Irrigation District Canal on the north and east; Kettleman Lane (State Route 12) on the south and Lower Sacramento road on the west to R-1, Single-Family Residential, R-2, Single-Family Residential and R-C-P, Residential-Commercial-Professional. (See attached map)

The rezoning serves two purposes. First, it is required by the Local Agency Formation Commission (LAFCO) before reorganization (i.e. annexation) proceedings begin. Secondly, it makes the zoning map consistent with the General Plan.

The R-C-P zoning matches the south side of Kettleman Lane. The R-1 zoning provides the necessary buffer for the Sunwest subdivision.

**FUNDING:** None required.

  
James B. Schroeder  
Community Development Director

JBS/cg

Attachments

APPROVED: 

THOMAS A. PETERSON  
City Manager

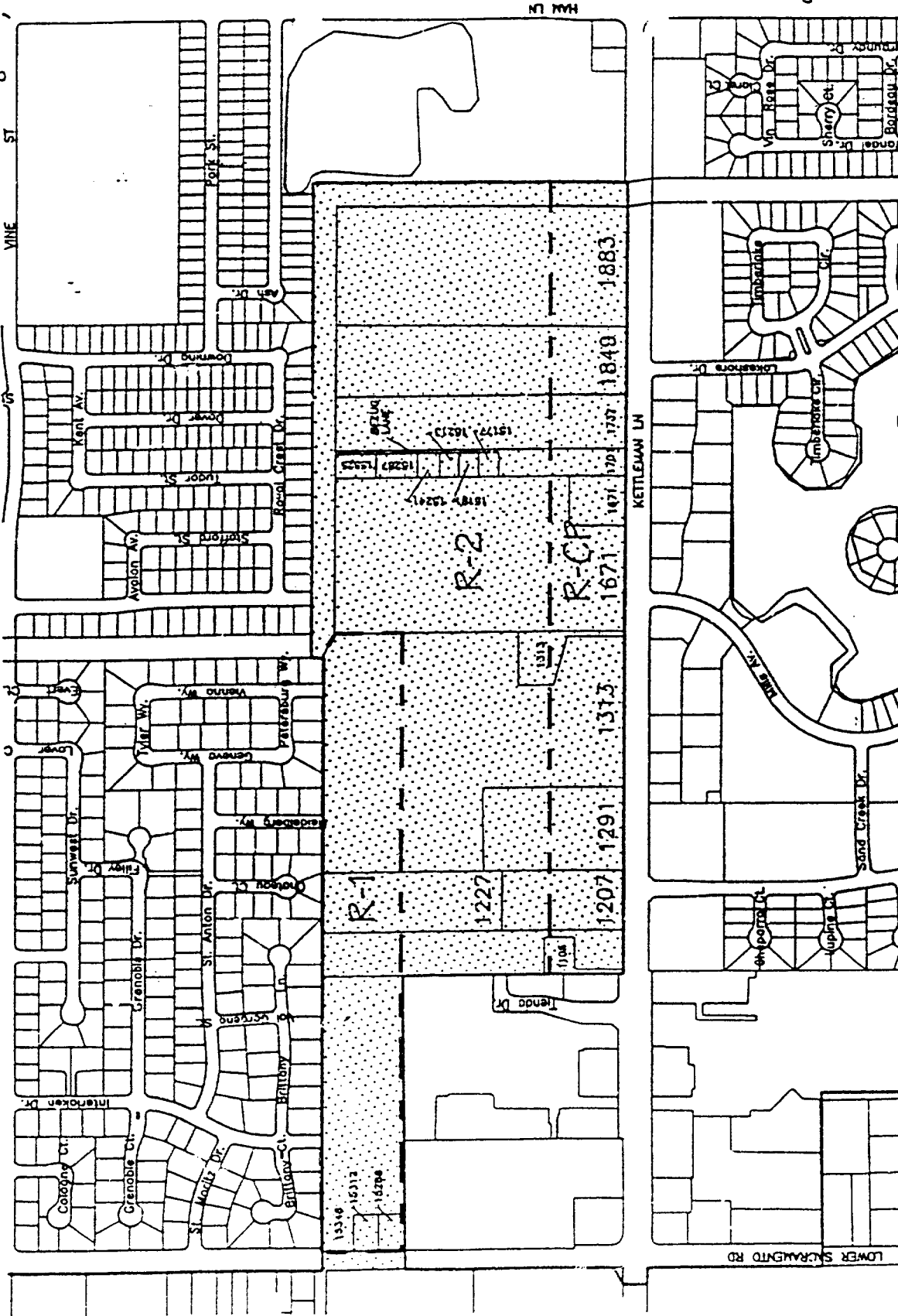


recycled paper

CC-1

CCCD93.27/TXTD.01C

PLANNING COMMISSION RECOMMENDATION



ORDINANCE NO. 1579

=====

AN ORDINANCE OF THE LODI CITY COUNCIL  
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY  
PREZONING THE PARCELS LOCATED WITHIN THE AREA BOUNDED BY THE  
WOODBIDGE IRRIGATION DISTRICT CANAL ON THE NORTH AND EAST;  
KETTLEMAN LANE (STATE ROUTE 12) ON THE SOUTH; AND LOWER  
SACRAMENTO ROAD ON THE WEST (APN'S 027-040-10, 11, 12, 16, 17, 32,  
63, 64, 65, 66 and APN'S 031-040-07, 08, 09, 10, 11, 12, 13, 14, 15,  
16, 19 and 20) TO R-1, SINGLE-FAMILY RESIDENTIAL, R-2,  
SINGLE-FAMILY RESIDENTIAL AND R-C-P, RESIDENTIAL-COMMERCIAL-  
PROFESSIONAL, WITH A CONDITION RELATING TO SCHOOL FACILITIES FUNDING.

-----  
BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by  
Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels within the area bounded by the Woodbridge Irrigation  
District Canal on the north and east; Kettleman Lane (State Route 12)  
on the south; and Lower Sacramento Road on the west (APN'S 027-040-10,  
11, 12, 16, 17, 32, 63, 64, 65, 66 and APN'S 031-040-07, 08, 09, 10,  
11, 12, 13, 14, 15, 16, 19 and 20) are hereby prezoned R-1, Single-  
Family Residential, R-2, Single-Family Residential and R-C-P,  
Residential-Commercial-Professional, as shown shown on vicinity map on  
file in the office of the City Clerk.

SECTION 2. The above-described prezoning shall be conditioned upon  
the signing by the developer and/or owner of said parcels prior to the  
effective date hereof, of an agreement with Lodi Unified School  
District for the provision of school facilities funding. Failure to  
execute such agreement shall delete the parcel(s) subject thereto from  
the effects of this ordinance.

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SECTION 3. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

SECTION 4. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 5. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

1993

Approved this \_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
PHILLIP A. PENNINO  
Mayor

Attest:

JENNIFER M. PERRIN  
City Clerk

State of California  
County of San Joaquin, ss.

7

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1579 was introduced at a regular meeting of the City Council of the City of Lodi held June 16, 1993 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held \_\_\_\_\_, 1993 by the following vote:

Ayes: Council Members -

Noes: Council Members -

Absent: Council Members -

Abstain: Council Members -

I further certify that Ordinance No. 1579 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN  
City Clerk

Approved as to Form

BOBBY W. McNATT  
City Attorney

ORD1579/TXTA.01V



## CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Public Hearing to Consider the Request of Ronald B. Thomas, et al to Prezone the Parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single- Family Residential.

**MEETING DATE:** June 16, 1993

**PREPARED BY:** Community Development Director

**RECOMMENDED ACTION:** that the City Council conduct a Public Hearing to consider the Planning Commission's recommendation to approve the request of Ronald B. Thomas, et al to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single- Family Residential.

The rezoning serves two purposes. First, it is required by the Local Agency Formation Commission (LAFCO) before reorganization (i.e. annexation) proceedings begin. Secondly, it makes the zoning map consistent with the General Plan.

The R-2, Single-Family zoning matches the surrounding zoning in the southeast area.

**FUNDING:** None required.

  
James B. Schroeder  
Community Development Director

JBS/cg

Attachment

APPROVED: 

THOMAS A. PETERSON  
City Manager



CC-1

CCCD93.26/TXTD.01C

**DECLASSIFICATION PLAN**

A PORTION OF THE PORTLAND QUARTER OF SECTION 15.  
T. 2 S. R. 1 E. S. 4 S. M. CITY OF LAKE  
SUPERIOR COUNTY, MINNESOTA.

[illegible][illegible][illegible]

PROPERTY OWNER: HENRIADAY STEAK HOUSE, 31 BENTLEY  
STREET, NEW YORK, N.Y. 10014-2100, TEL: 212-696-1100, FAX: 212-696-1101  
A.P. # 11012-100-10, P. 1012-100-01, J. 1012-100-00

3 DAYS, 1 NIGHT

STNLS

STOCKTON

Herney Lane

**BAUMANN & PIATTA**  
BOUTIQUE

**PLEASE FOR,  
FOR HOURS - LONG DEVELOPMENT**

250 ONY  
LAND USE  
DEVELOPMENT PLAN

64-1010

ORDINANCE NO. 1580

=====

AN ORDINANCE OF THE LODI CITY COUNCIL  
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY  
PREZONING THE PARCELS LOCATED AT 13737 N. CHEROKEE LANE  
(APN 062-290-18), 2250 SOUTH STOCKTON STREET (APN 062-290-08),  
AND 13845 NORTH CHEROKEE LANE (APN 062-290-07) R-2, SINGLE-FAMILY  
RESIDENTIAL, WITH A CONDITION RELATING TO SCHOOL FACILITIES FUNDING.

=====

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by  
Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels located at 13737 N. Cherokee Lane (APN 062-290-18), 2250  
South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane  
(APN 062-290-07) R-2, Single-Family Residential, as shown on vicinity  
map on file in the office of the City Clerk.

SECTION 2. The above-described prezoning shall be conditioned upon  
the signing by the developer and/or owner of said parcels prior to the  
effective date hereof, of an agreement with Lodi Unified School  
District for the provision of school facilities funding. Failure to  
execute such agreement shall delete the parcel(s) subject thereto from  
the effects of this ordinance.

SECTION 3. The alterations, changes, and amendments of said Official  
District Map of the City of Lodi herein set forth have been approved by  
the City Planning Commission and by the City Council of this City after  
public hearings held in conformance with provisions of Title 17 of the

7

Lodi Municipal Code and the laws of the State of California applicable thereto.

SECTION 4. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 5. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

1993

Approved this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
PHILLIP A. PENNINO  
Mayor

Attest:

JENNIFER M. PERRIN  
City Clerk

State of California  
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1580 was introduced at a regular meeting of the City Council of the City of Lodi held June 16, 1993 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held \_\_\_\_\_, 1993 by the following vote:

Ayes: Council Members -  
Noes: Council Members -  
Absent: Council Members -  
Abstain: Council Members -

I further certify that Ordinance No. 1580 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN  
City Clerk

Approved as to Form

BOBBY W. McNATT  
City Attorney

ORD1580/TXTA.01V



## CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Consider Certifying the Filing of Negative Declarations by the Community Development Director as Adequate Environmental Documentation on the J. Jeffrey Kirst (Helmle) and the Ronald B. Thomas, et al (Richards Ranch) Projects.

**MEETING DATE:** June 16, 1993

**PREPARED BY:** Community Development Director

**RECOMMENDED ACTION:** that the City Council conduct a Public Hearing to consider certifying the filing of negative declarations by the Community Development Director as adequate environmental documentation on the J. Jeffrey Kirst (Helmle) and the Ronald B. Thomas, et al (Richards Ranch) projects.

Since both projects conform to the General Plan, Negative Declarations are adequate environmental documentation.

**FUNDING:** None required.

  
James B. Schroeder  
Community Development Director

JBS/cg

Attachments

APPROVED: \_\_\_\_\_



THOMAS A. PETERSON  
City Manager



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CC-1

CCCD93.28/TXTD.01C

NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment". Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Date Jan. 20, 1993 Project Title: HELMLE ADDITION

Responsible Agency: Lodi Planning Dept. Contact Person: Eric Veerkamp

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

J. Jeffrey Kirst, et al.

Address: City: County:  
P.O. Box 1259 Woodbridge 95258 San Joaquin

Area Code: Phone;  
(209) 334-0670

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

The applicant is requesting annexation of 22 parcels of land, APN's 027-040-10, 11,

12, 16, 17, 32, 63, 64, 65, 66 and 031-040-07, 08, 09, 10, 11, 12, 13, 14, 15, 16,

19 and 20 to the City. The applicant is requesting a General Plan designation of

LDR and O, and a rezoning to R-2 and R-C-P. The land, bounded by the WID canal on

the east and north, by State Rte. Hwy. 12 on the south, and by S. Lower Sacramento

Rd. on the west, is intended for single-family homes and commercial/professional uses.

Project Location City

LODI

Project Location County

SAN JOAQUIN COUNTY

Last Date to Appeal:

March 5, 1993

Address Where Preliminary Environment  
Assessment is Available:

LODI CITY PLANNING DEPT.  
221 W. Pine St., Lodi, CA 95240  
Phone: (209) 334-5634

## Environmental Assessment INITIAL STUDY

1. PROJECT TITLE Helmle Addition
2. LOCATION Generally bounded by the WID Canal on the North and East sides, St. Rt. Highway 12 on the South, and South Lower Sacramento Rd. on the West
3. PROJECT DESCRIPTION: This project involves the annexation of 22 parcels of land (approximately 99 acres) to the City of Lodi and a General Plan Amendment from PR (Planned Residential) and O (Office) to LDR (Low Density Residential) and O (Office). In addition, a rezoning to R-2 (Single Family) and R-CP (Residential-Commercial Professional) is necessary.
4. General Plan Designation (A) Existing (City), (B) Proposed  
(A) PR, Planned Residential and O, Office (B) LDR, Low Density Residential and O, Office
5. Site Description and surrounding land use: The site of the proposed project is mostly agriculture (grapes) with 16 homes, one business (fruit stand) and a church. The site is bordered on the south directly across St. Rt. Highway 12 by commercial/professional uses, on the west across S. Lower Sacramento Rd. by agriculture, on the north by single-family homes, and on the east across the WID irrigation canal by Lodi's Municipal Service Center and maintenance yard. In addition, a 20 acre shopping center is proposed adjacent to the south-west corner of the project area.
6. Zoning (A) Existing (County), (B) Proposed  
(A) I-PA, Interim Protected Agriculture (B) R-2, Single Family, and RCP, Residential-Commercial- Professional

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### Will the Project Have a Significant Effect Through Any of the Following Impacts?

7. a. Substantial alteration of natural topography, soil or subsoil features? NO  
b. Substantially degrade surface or ground water quality? NO  
c. Substantially deplete surface or ground water resources? NO  
d. Substantially interfere with ground water flow or recharge? NO  
e. Cause a significant affect related to flood, erosion or siltation? NO  
f. Substantial interference with the habitat of any species of fish, wildlife or plant? NO  
g. Violate ambient air quality standards or create substantial air emissions or objectionable odors?  
NO  
h. Substantially increase ambient noise or glare level for adjoining areas? NO  
i. Substantial reduction of existing cropland? MAYBE  
j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards?  
NO  
k. Have a substantial, demonstrable, negative aesthetic effect? NO  
l. Result in the disruption or alteration of an archeological, historical or paleontological site? NO  
m. Cause or allow substantial increase in consumption in any natural resources? NO  
n. Results in the use or waste of substantial amounts of fuel or energy? NO  
o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads? YES  
p. Substantial increase in demand for or utilization of public services such as schools or fire or police protection? YES  
q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety? YES

- r. Induce substantial growth, concentration or displacement of population? YES
- s. Result in an alteration or conflict with existing or planned land uses? NO
- t. Conflict with adopted plans, goals or policies of the City of Lodi? NO


Impacts of the project and their magnitude:

See attached.

Mitigation Measures to Reduce Possible Adverse Impacts Identified by Initial Study:

See attached

**RECOMMENDATION: Negative Declaration**

By  **JAMES B. SCHROEDER**  
Environmental Review Officer  
Date 01/20/93

**Helmle Addition, General Plan Amendment, and Frezone  
Environmental Assessment- Initial Study**

Impacts of the project and their magnitude:

i. Lodi's General Plan has identified the conversion of prime agricultural land as an adverse impact of development. This project will convert some prime agricultural land to urban uses; however, of all the annexations to the City of Lodi, this one is the most logical considering its isolation from other San Joaquin County agricultural lands. The parcels which together make up this project constitute a peninsula of San Joaquin County bordered on all sides except a portion of the west by the City of Lodi.

The city's General Plan specifies that it shall encourage the preservation of agricultural uses surrounding the city and that support of agricultural uses shall continue until such time that urban development is imminent. Policies in the conservation element of the General Plan are aimed at delaying the loss of prime agricultural lands and facilitating such uses. Some of these policies include adopting a "right to farm" ordinance for adjacent landowners, establishing buffer zones between urban uses and agricultural uses, and designating an open space greenbelt around the urbanized area of the city. It is reasonable to expect that this land could not feasibly continue as an agricultural use because of the existing surrounding commercial and residential uses. In light of this, the impacts of the conversion of this farmland are deemed to be less than significant.

o. Required system-wide improvements necessary to serve this annexation have been accounted for in the General Plan. For this project, such improvements include, enlarging the existing drainage basin south of Century Blvd. (G Basin) to add needed capacity and extending new water, sewer, and electrical lines to serve the annexed properties. The city periodically prepares new public works capital improvement needs assessment studies to insure that required services will always be sufficient to meet the increased demand on water, sewer, storm drain, and electrical services.

The city assesses residential and commercial development on a "fair share" basis in order to provide necessary service extensions. The additional service extensions will be developed in accordance with the city's master plan for development and the impacts are therefore mitigated to less than significant.

p. The city will assess fees on a "fair share" basis on all new development to fund any required additional police and fire services. The city endeavors to maintain a staff ratio of 3.1 police officers per 1,000 population with response times averaging three (3) minutes for emergency calls and 40 minutes for non emergency calls. The city will also add personnel, equipment, or facilities necessary to maintain a minimum three (3) minute travel time for fire calls. Such efforts mitigate the impacts on police and fire services to less than significant. Additionally, confusion by emergency personnel regarding the location of these properties when responding to a call further justify annexation to the city.

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The city will assist the Lodi Unified School District with the siting of school facilities to insure optimum placement and will require developers to coordinate their efforts with the LUSD in an attempt to minimize or prevent school overcrowding. The city supports efforts by the Lodi Unified School District to collect school facility fees which are assessed on new development to provide the necessary facilities.

q. The city periodically updates public works capital improvements needs assessment studies to insure that new facilities called for in the General Plan Circulation Element remain consistent with the city's growth projections. A traffic fee schedule applied to new developments, and state and federal funds where appropriate will pay for needed new traffic infrastructure to meet the increased demand.

r. The city's General Plan is based on a two (2) percent limit on annual housing growth. Development will be regulated based on a building permit allocation system so as not to exceed two percent growth in any given year. Since this annexation is consistent with the General Plan's intent for residential and commercial development and will not exceed the growth limitations, the impacts are deemed to less than significant.

NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment". Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Date March 8, 1993 Project Title: RICHARDS RANCH GENERAL PLAN AMENDMENT, PREZONING AND ANNEXATION

Responsible Agency: Lodi Planning Dept. Contact Person: David Morimoto

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

RONALD B. THOMAS

Address: P.O. Box 1598 City: Lodi County: San Joaquin

Area Code: (209) Phone: 334-5521

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

Annex three contiguous parcels of land totaling 43 acres to the City of Lodi.

The properties are located adjacent to the southeast corner of the City, between South Stockton Street and the Hwy 99 frontage road and north of Harney Lane.

Current county addresses are 13737 N. Cherokee Lane (APN 062-290-18), 13845

N. Cherokee Lane (APN 062-290-07) and 13910 N. Stockton Street (APN 062-290-08).

Amend the General Plan to redesignate the parcels from PR, Planned Residential, to LDR, Low Density Residential; prezone to R-2, Residential, Single-Family to permit construction of 215 single-family homes.

Project Location City  
LODI

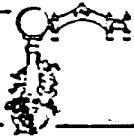
Project Location County  
SAN JOAQUIN COUNTY

Last Date to Appeal:

March 30, 1993

Address Where Preliminary Environment  
Assessment is Available:

LODI CITY PLANNING DEPT.  
221 W. Pine St., Lodi, CA 95240  
Phone: (209) 334-5634



City of Lodi  
COMMUNITY DEVELOPMENT  
DEPARTMENT

ENVIRONMENTAL  
ASSESSMENT  
INITIAL STUDY

1. PROJECT TITLE RICHARDS RANCH ANNEXATION AND PREZONING AND GENERAL PLAN AMENDMENT
2. LOCATION 13669 & 13845 N. Cherokee Lane and 13910 N. Stockton St.
3. PROJECT DESCRIPTION Annex three parcels of land totaling 43 acres located north of Harney Lane between Stockton Street and Cherokee Lane. Prezone property to R-2, Single-Family Residential to permit construction of approximately 215 single-family dwellings. A General Plan Amendment would redesignate the property from PR to LDR (Low Density Residential)
4. General Plan Designation (A) Existing (city), (B) Proposed (A) Planned Residential; (B) Low Density Residential
5. Site description and surrounding land use See attached

6. Zoning (A) Existing, (B) Proposed (A) San Joaquin County zoning - GA, General Agriculture; (B) City - R-2, Single-Family Residential

Will the Project Have a Significant Effect  
Through Any of the Following Impacts?

- |   | Yes | No | Maybe |
|---|-----|----|-------|
| 7. a. Substantial alteration of natural topography, soil or subsoil features.....                           |     | X  |       |
| b. Substantially degrade surface or groundwater quality.....  |     | X  |       |
| c. Substantially deplete surface or groundwater resources.....  |     | X  |       |
| d. Substantially interfere with groundwater flow or recharge.....   |     | X  |       |
| e. Cause a significant affect related to flood, erosion or siltation.....                                   |     | X  |       |
| f. Substantial interference with the habitat of any species of fish, wildlife or plant.....                 |     | X  |       |
| g. Violate ambient air quality standards or create substantial air emissions or objectionable odors.....    |     | X  |       |
| h. Substantially increase ambient noise or glare level for adjoining areas.....                             |     | X  |       |
| i. Substantial reduction of existing cropland.....  |     |    | X     |
| j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards..... |     | X  |       |

	Yes	No	Maybe
k. Have a substantial, demonstrable, negative aesthetic effect.....	___	<u>X</u>	___
l. Result in the disruption or alteration of an archeological, historical or paleontological site....	___	<u>X</u>	___
m. Cause or allow substantial increase in consumption in any natural resources.....	___	<u>X</u>	___
n. Results in the use or waste of substantial amounts of fuel or energy.....	___	<u>X</u>	___
o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads.....	___	<u>X</u>	___
p. Substantially increase demand for or utilization of public services such as schools or fire or police protection.....	___	___	<u>X</u>
q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety.....	___	<u>X</u>	___
r. Induce substantial growth, concentration or displacement of population.....	___	<u>X</u>	___
s. Result in an alteration or conflict with existing or planned land uses.....	___	<u>X</u>	___
t. Conflict with adopted plans, goals or policies of the City of Modesto.....	___	<u>X</u>	___
Adverse impacts of project and their magnitude.....	___	___	<u>No Significant</u>

**Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study:**

(See attached) (i) administer provisions of City's Growth Management Plan.

(p) require applicant to pay all applicable school impact fees or provide land for a school site.

**RECOMMENDATION**

\_\_\_ Negative Declaration      \_\_\_ EIR      X Conditional Negative Declaration

JAMES B. SCHROEDER  
Environmental Review Officer

By James B. Schroeder

Date 3-5-93

### Project Description

At the request of the property owners, the City of Lodi is proposing to annex three contiguous parcels of land totaling 43 acres to the City of Lodi. The properties are located adjacent to the southeast corner of the City, between South Stockton Street and the Hwy 99 frontage road and north of Harney Lane (see map). Current county addresses are 13737 North Cherokee Lane (APN 062-290-18), 13845 North Cherokee Lane (APN 062-290-07) and 13910 North Stockton Street (APN 062-290-08).

The project applicants are also requesting a General Plan Amendment to redesignate the parcels from PR, Planned Residential, to LDR, Low Density Residential, and a rezoning to R-2, Residential Single-Family which would permit the proposed 215 lot single-family project.

### Site Description

The subject properties are located adjacent to the southeast City limits. The properties all contain farm houses and related barns and structures. All three properties are in agricultural use, primarily vineyards.

The properties are surrounded by urban uses on two sides. On the north are existing or proposed residential subdivisions, including Johnson Ranch I and II subdivisions and the Bangs/Colvin subdivisions. On the west, across Stockton Street is an industrial subdivision with a mix of industrial and commercial uses. Salas Park/Basin is also located to the west. South of the subject properties are agricultural uses, including a commercial greenhouse operation. On the east is State Hwy 99.

### Possible Significant Environmental Impacts

#### i. Substantial Reduction of Existing Cropland

Construction of a residential subdivision on these parcels of land will convert 43 acres of prime agricultural land to urban uses. The only way to avoid this impact would be to prohibit any further development in and around Lodi. Since this would lead to an almost total ban on all new development, it is not a reasonable mitigation for this impact.

The City has adopted a Growth Management Plan (GMP) in conjunction with their General Plan. The GMP limits new residential development to a maximum of 2% annually. This 2% figure is less than historical rates and was specifically adopted to help limit the premature urbanization of agricultural land. While the GMP does not eliminate the conversion of prime agricultural land, it limits and regulates the amount of land converted to a reasonable level.

Impact - Less than significant.

p. Substantially Increased Demand for Public Services, Including Schools

The proposed project could result in the construction of 215 single-family residences. Based on a student generation rate of 0.96 students (K-12) per household, the project could generate approximately 206 school aged children. These students could impact the Lodi Unified School District (LUSD) which is currently experiencing difficulties with overcrowded schools.

To mitigate this impact, the City will require as a condition of approval that the developers enter into an agreement with the LUSD. The developers must agree to pay the current school impactation fee or its equivalent to help fund new classroom construction. An alternative would be for the developer to provide land to the school district for a site for a proposed middle school for that area.

Impact - Less than significant.

Summary

The project will not have any significant environmental impacts that can not be mitigated to less than significant levels. The project conforms to the City's General Plan residential density levels for the area. These buildout levels were discussed and examined in the City's EIR which was prepared for the General Plan, adopted in 1991.